



## 10 Forsythe Parade, BLACK HILL, NSW 2322

### Luxury Country Elegance Meets Modern Refinement

Set amidst beautifully landscaped lawns and manicured gardens, this exceptional five-bedroom, three-bathroom residence embodies the perfect blend of country charm, modern sophistication, and refined living. Designed to impress at every turn, the home captures the essence of elegant family entertaining while catering to the discerning horse enthusiast seeking space, style, and serenity.

Expansive living areas flow effortlessly between formal and casual zones, creating a warm and inviting atmosphere for everyday living and grand scale entertaining alike. The interior exudes understated luxury through timeless finishes, abundant natural light, and seamless indoor-outdoor integration. A gourmet kitchen anchors the home, complemented by generous dining and living spaces that open to a covered outdoor entertaining space overlooking lush greenery.

For those who value lifestyle as much as leisure, the property offers garaging for up to seven cars - an ideal setup for collectors or those requiring additional space for equipment and storage. Every element, from the sweeping lawns to the carefully designed gardens, reflects thoughtful planning and a deep respect for both form and function. Whether enjoying a quiet evening by the fireplace or taking in the tranquil rural views, this home offers the ultimate balance between sophistication and comfort.

**TYPE:** Auction

**INTERNET ID:** 124P2193

#### **AUCTION DETAILS**

11:00am, Sunday November 16th, 2025

#### **CONTACT DETAILS**

**Elders Advantage Group**  
2/8 Billbrooke Close  
Cameron Park, NSW  
02 4013 1929

**Ricky Briggs**  
0400 312 136

The Features:

- 2.5 acres of stunning grounds
- 5 bedrooms of accommodation featuring a stately main with feature walls
- Fresh Paint, Carpets & Tiles throughout
- An incredible custom designed handmade wrought iron balustrade on staircase
- 3 bathrooms (ensuite to main)
- Freshly redesigned walk-in robe to main and wardrobes to others
- Bespoke Cocktail Bar nook
- New 24kw 3-phase Ducted Air Conditioner | Ceiling Fans
- Off street parking for 7 vehicles | EV Charger
- Separated Paddocks | Horse Stable | Horse Wash Bay
- Vortex Swimspace with End2End Cover
- Electronic Front Entry Gate

Perfectly positioned in a sought-after semi-rural enclave, this property combines the peace and privacy of country living with convenient proximity to local amenities, schools, and equestrian facilities. Here, you'll find the rare opportunity to enjoy a luxurious family lifestyle surrounded by open space and natural beauty-without sacrificing modern comforts or accessibility.

Welcome to your new Lifestyle Without Compromise

Other features: 3 Phase Power, Carpeted, Close to Shops, Close to Transport, Prestige Homes, Roller Door Access, Spa

- Land Area 2.5 acres
- Bedrooms: 5
- Bathrooms: 3
- 7 car garage
- Ensuite





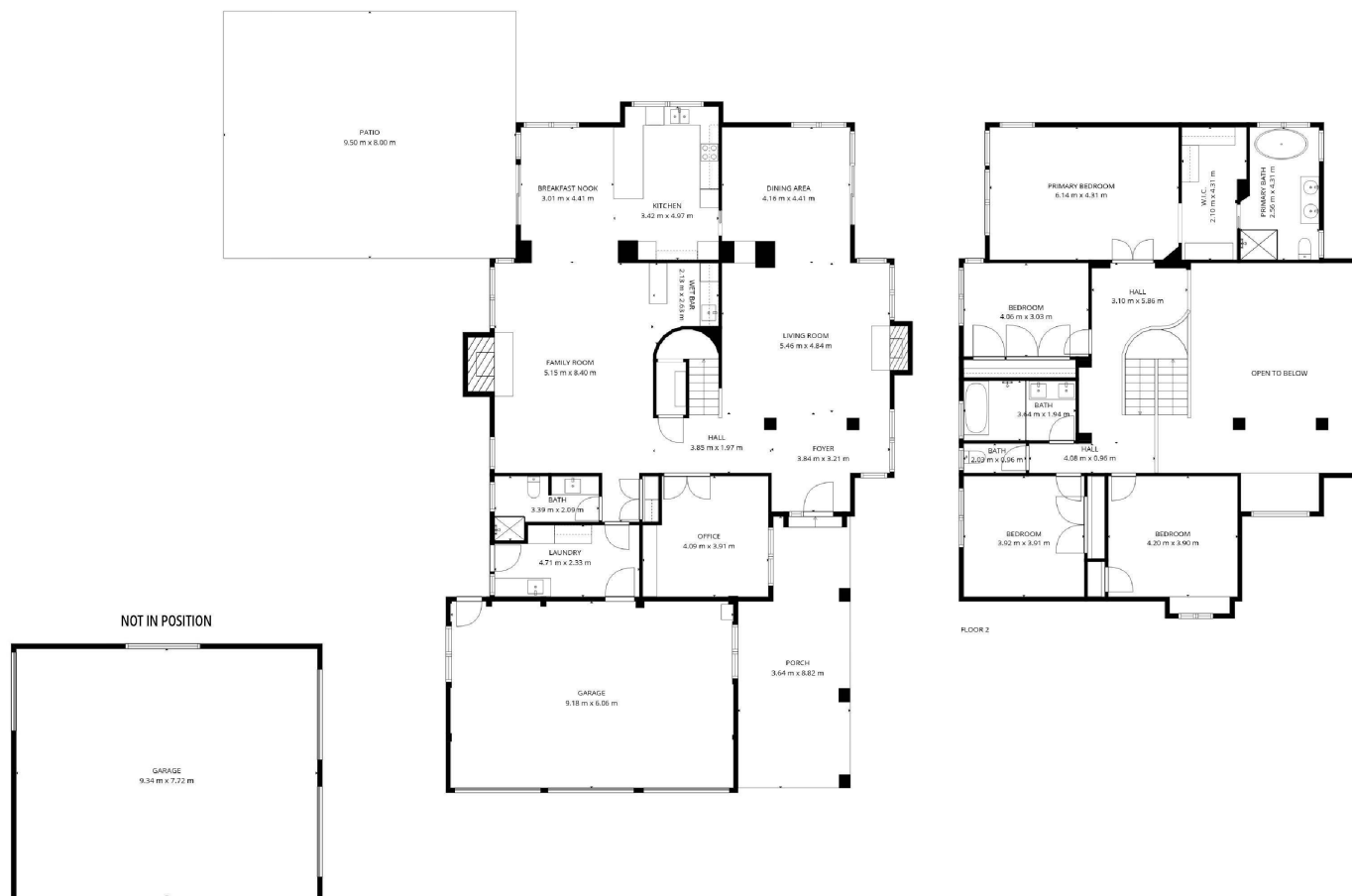












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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate in metres and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



**Advantage Group**